

Washoe County Board of Adjustment



WSUP23-0014 (Bordertown Casino Expansion)

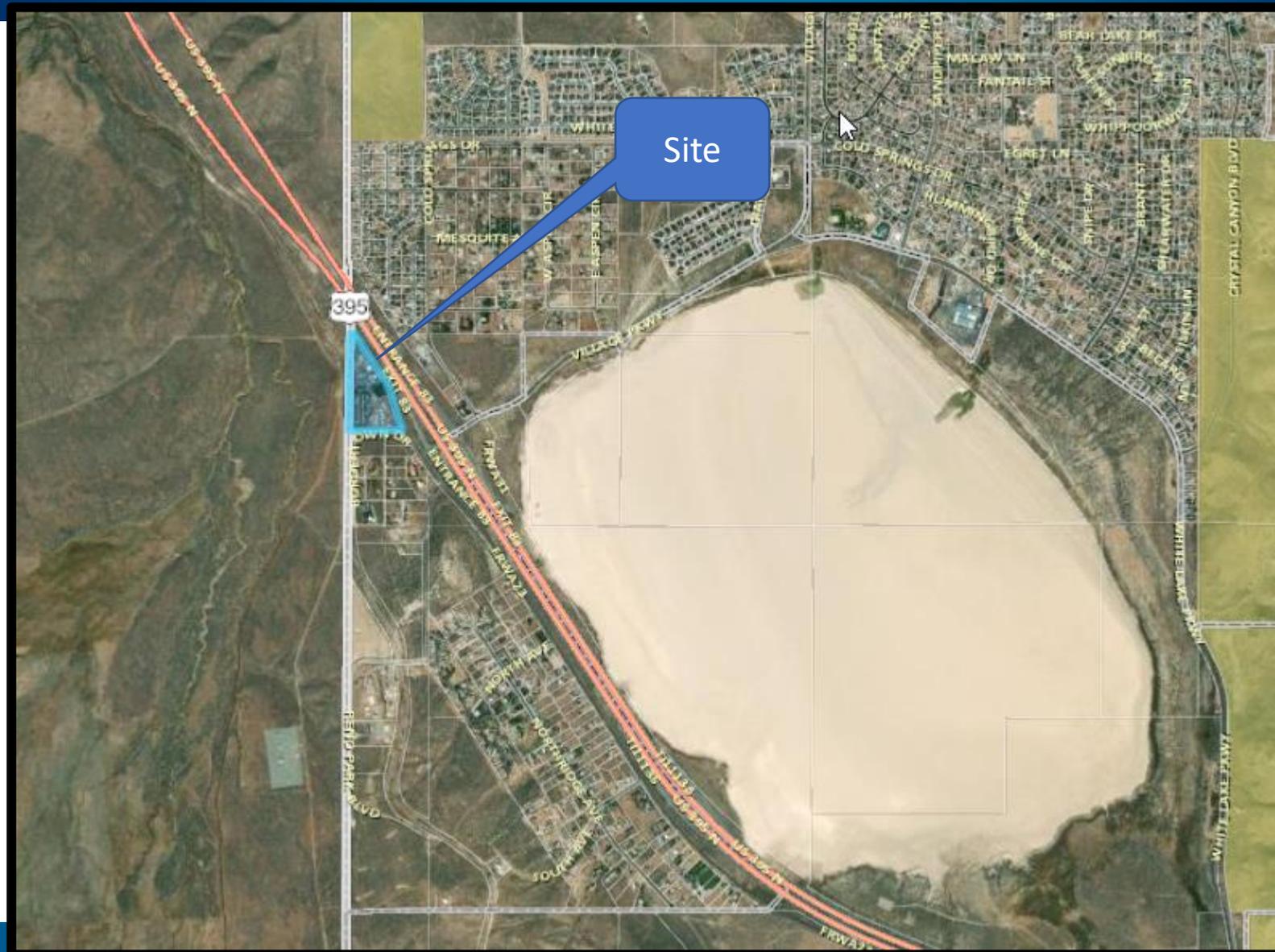
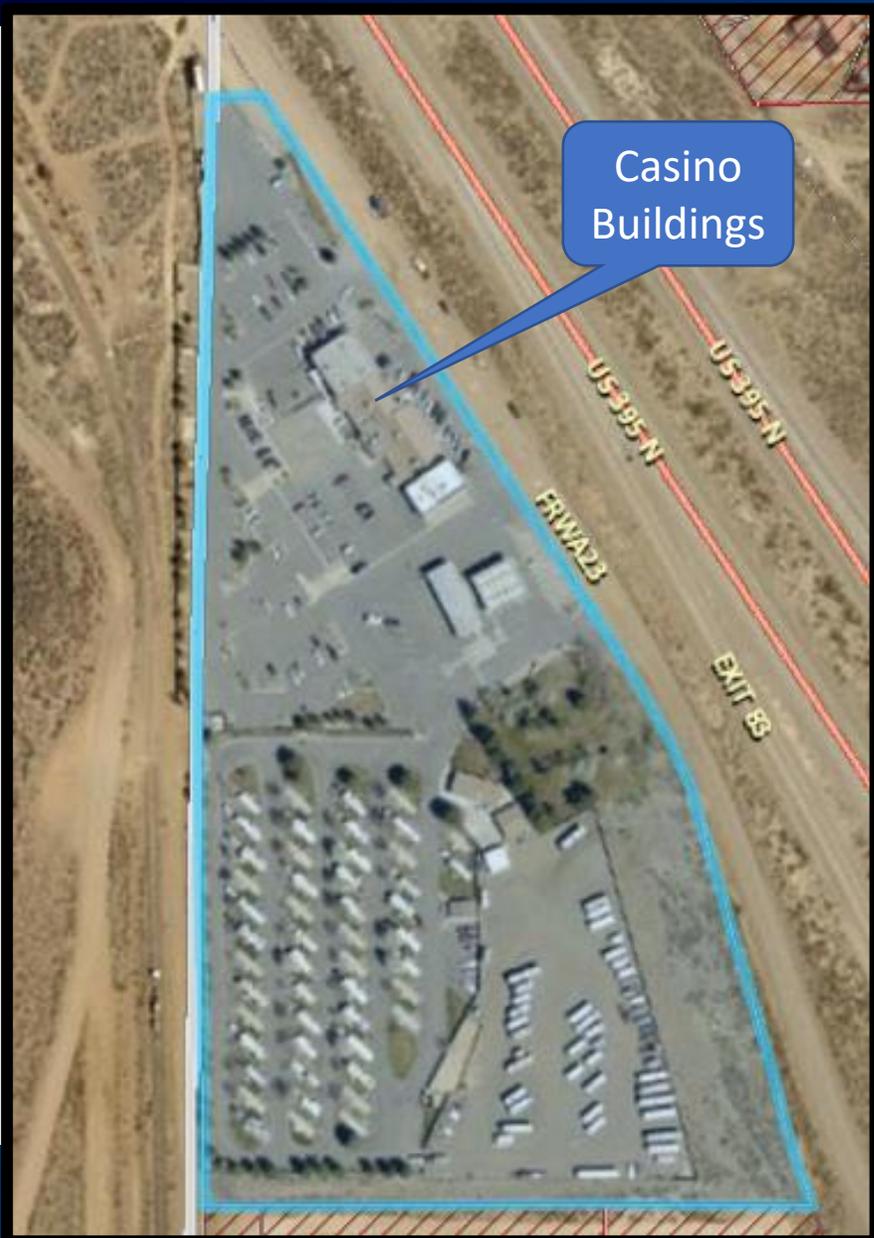
June 1, 2023

Request



This is a request to expansion of an existing casino in two phases: Phase 1 involves the construction of a new 23,078 SF building; and Phase 2 involves demolishing the existing 18,284 SF building for a building totaling of 34,783 SF

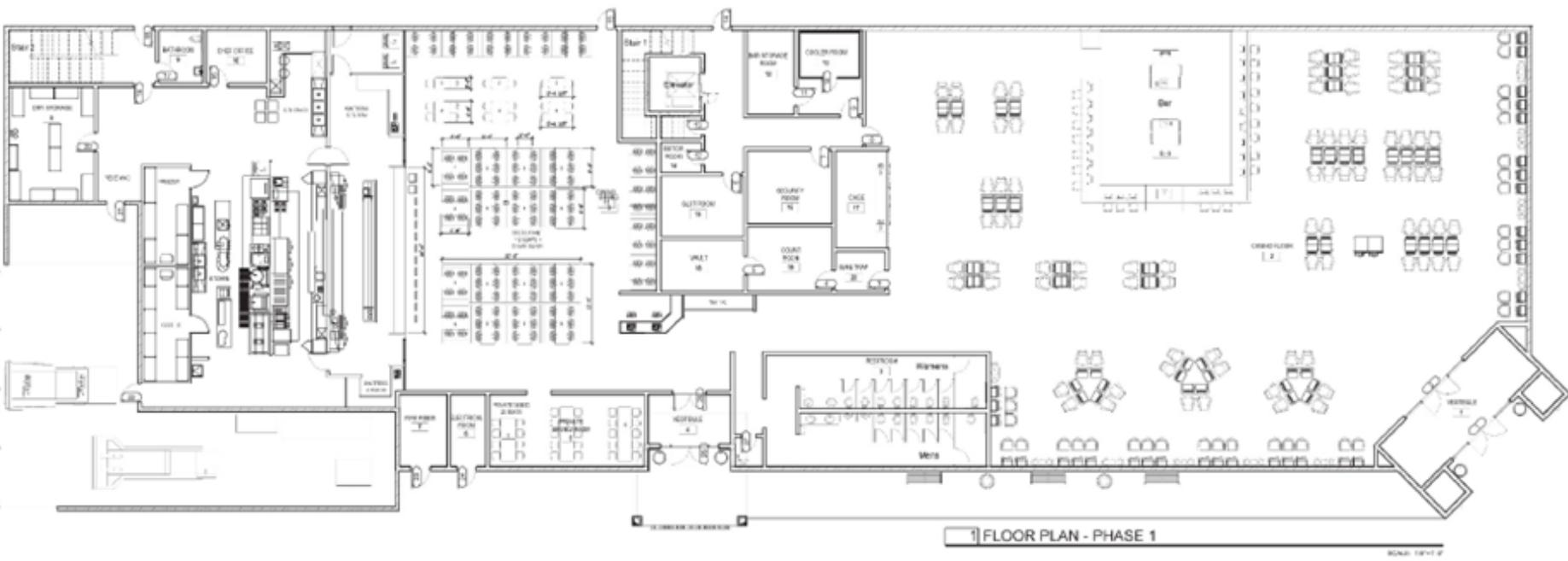
Vicinity Map



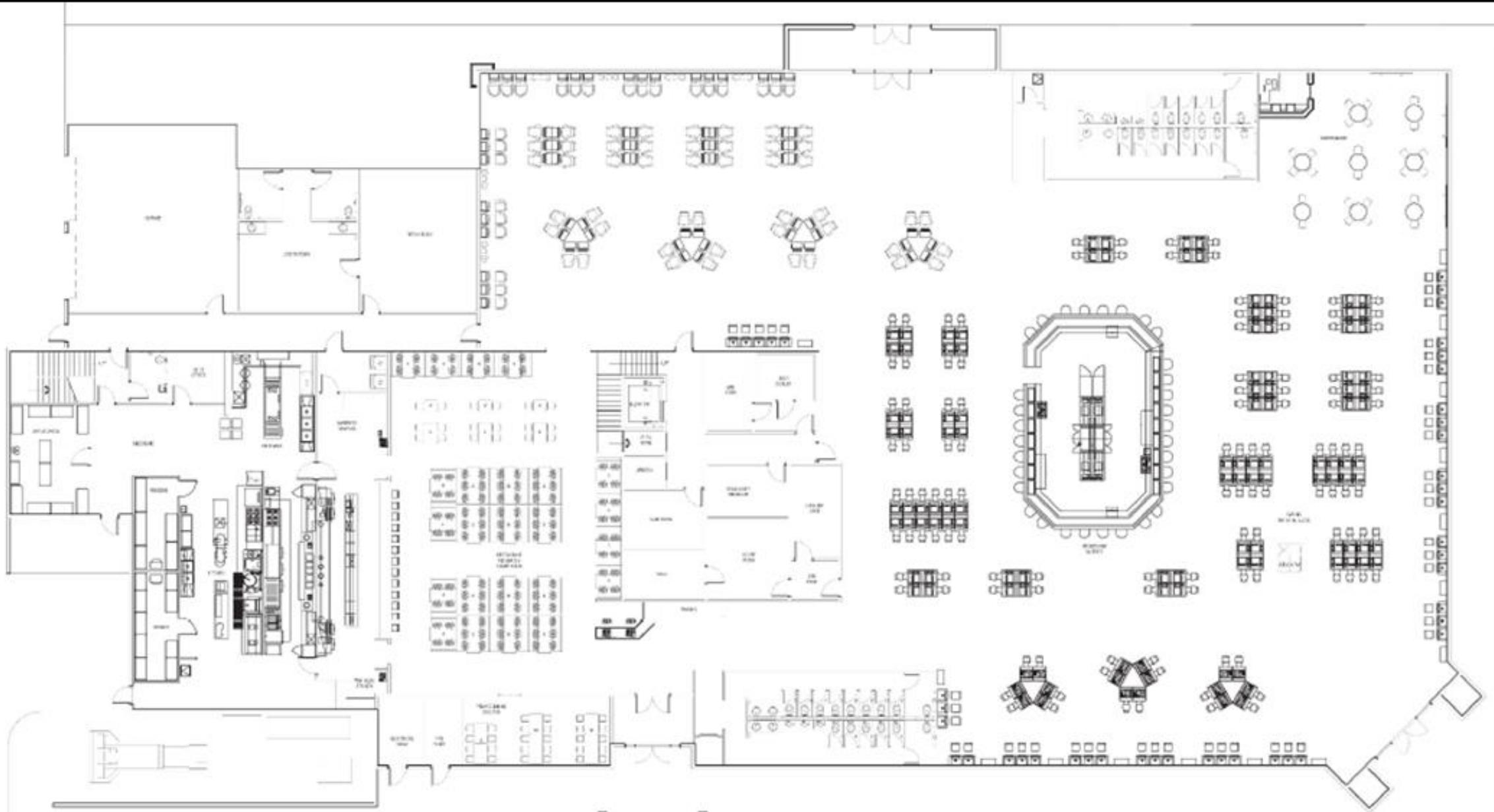


Site Plan





Floor Plan –Phase 2





Designations



- The 12.37 acre parcel has a master plan designation of Commercial (C) and the parcels to the south are designated Suburban Residential (SR).
- The parcel's regulatory zone is Tourist Commercial (TC) and the parcels to the south are Low Density Suburban (LDS).
- The use type for the casino is unlimited gaming facilities, is allowed in the TC with a special use permit.
- The parcel is located in the Cold Springs Area Plan and is within the Suburban Character Management Area.

Evaluation



- The unlimited gaming facilities use type is currently established on the site.
- However, because the expansion of the use the applicant is required to apply for a SUP for the expanded structure per WCC.
- There are several use types located on the 12.37-acre parcel and the request will only impact the 3.93-acre portion where the casino area is located in the northern portion of the parcel
- A gas station with a small convenience store is on 0.6 acres and a RV park and outdoor storage is on 7.84 acres in the southern portion of the parcel.

Phasing



- Phase 1 -To construct a new 23,078 SF building, which includes 18,080 SF on the first floor and 4,998 SF on the second floor for offices. The new building will be adjacent to the existing 18,284 SF building; and
- Phase 2 –To move the operations into the 23,078 SF new building, demolish the existing 18,284 building, and construct a 11,795 addition that will tie into the Phase 1 for a building totaling 34,783 SF.

Landscaping



- The proposal will disturb 171,256 SF (3.93 acres).
- Per Washoe County Code the applicant is required to landscape 20% of the disturbed area, which is an area of 34,252 SF.
- The applicant indicates there is 28,619 SF of existing landscape on the site where the casino is located.
- Between the two phases the landscape area will increase by 5,633 SF for a total of 34,252 SF of landscaped area.



GENERAL NOTES

- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- 2) TREES
 - DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES.
 - EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 7 FEET.
 - ADDITIONAL TREES, BEYOND THOSE REQUIRED BY CODE, MAY BE REDUCED IN SIZE AT INSTALLATION.
- 3) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).
- 4) ALL SHRUB BEDS WILL RECEIVE 4" DEPTH MULCH WITH WEED CONTROL.
- 5) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
- 6) PLAN IS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER CITY OF WASHOE COUNTY CODE REQUIREMENTS. PLANT LOCATIONS, FINAL SPECIES SELECTION, AND SIZE AT PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF THE FINAL CONSTRUCTION DOCUMENTS.

LANDSCAPE DATA

SITE AREA = 178,194 SQ FT (12.37 ACRES)
 APN: 061-140-16

ZONING: TC (TOURIST COMMERCIAL)

REQUIRED LANDSCAPE AREA = 35,237 SQ FT (20% OF TOTAL SITE AREA)

PROVIDED LANDSCAPE AREA = 35,913 SQ FT MIN.

- PROPOSED LANDSCAPE AREA: 5,636 SQ. FT.
- (E) ONSITE LANDSCAPE AREA: 28,630 SQ. FT.
- (E) R.O.W. LANDSCAPE AREA: 1,644 SQ. FT.

TREES REQUIRED = 181

- LANDSCAPE TREES = 72
- ONE TREE PER 300 SQ FT OF REQUIRED LANDSCAPE AREA
- PARKING TREES = 23
- ONE TREE PER 10 PARKING SPACES (221 SPACES PROVIDED)
- TREE PENALTY: REPLACE ONE 12" CALIPER EVERGREEN TREE = 6 AT 2" CAL

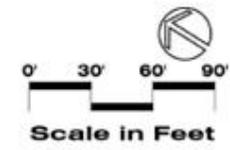
TREES PROVIDED = 99 MIN.

- PROPOSED TREES = 35
- EXISTING TREES TO REMAIN = 64

SHRUBS REQUIRED = 570 MIN.

- 6 SHRUBS PER REQUIRED TREE

PLANT LEGEND



Parking



- The applicant indicates that there will be a total of 232 parking spaces including 7 ADA spaces for the unlimited gaming facility, restaurant and business and office areas.
 - For unlimited gaming facility WCC requires 8 spaces for every 1,000 SF of building and 1 space per employee during peak employment shift. The applicant indicates that there is 14,807 SF of gaming area and 123 parking spaces are planned.
 - For restaurant areas WCC requires 10 spaces for every 1,000 SF of building and 1 spaces per employee during peak employment shift. The applicant indicates that there is 6,557 SF of restaurant area and 76 parking spaces are planned.
 - For business and office areas WCC requires 4 spaces for every 1,000 SF of building and 1 spaces per employee during peak employment shift. The applicant indicates that there is 6,567 SF of business area and 33 parking spaces are planned.

Neighborhood Meeting



- A neighborhood meeting was held on March 30, 2023, at the Bordertown Casino
- There were 13 attendees at the meeting with the following comments/questions:
 - Will the casino/restaurant be shut down
 - Will there be fire sprinklers
 - Will the new building include a grocery area
 - Non-smoking areas in casino
 - Will there be hotel rooms

Reviewing Agencies



- Various agencies reviewed the application, their comments are included in the staff report
- Agencies with conditions, are included in the Conditions of Approval

Findings



Staff was able to make the required findings, as shown in the staff report and recommends approval

Possible Motion



I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP23-0014 for Bordertown Properties, LLC., with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30

Thank you

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